

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
December 14, 2022
In Person/Virtual Meeting

See video for further meeting details: <http://frederickcountymd.gov/5956/Video-Archives>

Members Present: Craig Hicks, Chair; Joel Rensberger, Vice Chair; Tim Davis, Secretary; Sam Tressler III, Carole Sepe; Robert White, Jr., Masai Troutman

Members Absent: None

Staff Present: Mike Wilkins, Development Review and Planning Director; Kimberly Golden Brandt, Livable Frederick Director; Kathy Mitchell, Senior Assistant County Attorney; Mark Mishler, Traffic Engineer; Ashley Moore, Senior Planner; Graham Hubbard, Principal Planner; Cody Show, Principal Planner; and Karen James, Administrative Specialist.

The meeting was called to order at 9:30 a.m.

1. **PLEDGE OF ALLEGIANCE** - Mr. Hicks
2. **ROLL CALL** - Mr. Hicks introduced new Planning Commission member Masai Troutman.
3. **MINUTES TO APPROVE** – Sept. 14, 2022, Sept. 21, 2022 **DECISION**

Mr. Rensberger moved to approve the minutes for Sept. 14, 2022 as submitted. Mr. Tressler seconded the motion that passed 4-0-3-0.

Planning Commission members	Aye	Nay	Abstain	Absent
Hicks-Chair			X	
Rensberger Vice-Chair	X			
Davis-Secretary	X			
Tressler	X			
Sepe			X	
White	X			
Troutman			X	

Mr. Rensberger moved to approve the minutes for Sept. 21, 2022 as submitted. Mr. Tressler seconded the motion that passed 5-0-2-0.

Planning Commission members	Aye	Nay	Abstain	Absent
Hicks-Chair	X			
Rensberger Vice-Chair	X			
Davis-Secretary	X			
Tressler	X			
Sepe			X	
White	X			
Troutman			X	

4. PLANNING COMMISSION COMMENTS

Mr. Hicks commented on the recent election and the Planning Commission's role working with the County Council members. He said they look forward to working with returning and new County Council members, as well as the new County Executive and her administration.

Mr. Davis confirmed members received correspondence from James Walker regarding subdivisions.

Mr. White offered comments about the Sugarloaf Overlay remand to the Commission and suggested at the earliest convenience putting together a meeting similar to the one recently held in regard to the South Frederick Corridors Plan. Mr. Hicks said such a meeting is in the works and is planned for January 18, 2023.

5. AGENCY COMMENTS / AGENDA BRIEFING

INFORMATIONAL

Ms. Brandt announced the next meeting would be January 11 and would include the South Frederick Corridors Plan. She asked that the South Frederick Corridors Plan be removed from today's agenda. A second draft will be provided to Planning Commission members prior to the January 11 meeting. January 18 will feature a 6:30 p.m. meeting on the Sugarloaf Overlay and will be followed by small group discussions on the topic. There will be a 6:30 p.m. rezoning hearing on February 8. Mr. Wilkins shared the Development Review items that will be listed on the January 11 agenda.

6. SITE PLAN

DECISION

- a) *Quantum Frederick Outlot 1 Sanitary Sewer Pump Station* – The Applicant is proposing Site Development Plan approval for the construction of a 1,910 sq. ft. building for a pump station and related infrastructure located on a 1.22 acre site. Located at 5601 Manor Woods Road, approximately 2,500 ft. North of the intersection of Mountville Road and New Design Road. Tax Map: 94, Parcel: 9; Zoned: General Industrial (GI); Planning Region: Adamstown. SP22-04 (AP# SP273456 APFO# A273458 FRO# F273459)

Ashley Moore, Senior Planner

Staff Presentation: Ashley Moore

Questions, comments, and discussion by Planning Commission members followed the presentation.

Applicant Presentation:

Kraig Walsleben, Rodgers Consulting
Carmen Bere, Dewberry

Public Comment:

In-person: 1

Applicant rebuttal.

Additional discussion.

Decision: Mr. Rensberger moved that the Planning Commission conditionally approve Site Plan SP22-04, AP SP273456 with modifications and conditions as listed in the staff report for the proposed Site plan, based on the findings and conclusions of the staff report and the testimony, including street tree modification of location proffered by applicant to be made up another day, exhibits and documentary evidence produced at the public meeting. Mr. Davis seconded the motion that passed 6-0-0-1.

Planning Commission members	Aye	Nay	Abstain	Absent
Hicks-Chair	X			
Rensberger Vice-Chair	X			
Davis-Secretary	X			
Tressler	X			
*Sepe				X
White	X			
Troutman	X			

*Recused

7. PRELIMINARY PLAN

DECISION

- a) *Westridge Subdivision Plan* – The Applicant is requesting Preliminary Subdivision Plan approval for 295 single-family lots and 105 townhome lots on a +/-245.5-acre Site. Located on the south side of Gas House Pike and the west side of Linganore Road. Tax Map: 68, Parcels: 11, 14, 35; Zoned: Planned Unit Development (PUD); Planning Region: New Market. S-829W (AP# PP266376 APFO# A273707 FRO# F266378)
Cody Shaw, Principal Planner II

Prior to staff presentation, Mr. Davis commented that he thought the Airport Commission and the Airport Management should have been presented this plan as part of the process and would like this agenda item be continued. Mr. Wilkins said that procedurally the case needs to be heard as normal. Concerns can be discussed during the question and answer period. It should only be after hearing from staff, applicant and the public that a decision on whether to approve, disapprove or continue the case should be made.

Staff Presentation: Cody Shaw

Questions, comments, and discussion by Planning Commission members followed the presentation.

Break taken at 11:32 a.m. Meeting resumed at 11:40 a.m.

Applicant Presentation:

Jason Wiley, Elm Street Development
Fran Zeller, Harris Smariga & Associates
Chris Smariga, Harris Smariga & Associates
Noel Manalo, McNeese Wallace & Nurick LLC

Following the applicant's presentation, there were questions, comments and discussion. The applicant stated they had no objection to owner notification about airplane noise. They further proffered to communicate with the Frederick Airport about this project. The applicant will study working in a pickleball court.

Mr. Rensberger exited the meeting at 12:14 p.m.

Public Comment:

In-person: 1

Applicant rebuttal.

Decision: Ms. Sepe moved that the Planning Commission approve the Preliminary Subdivision Plan S-829W, PP266376, A273707, F266378 with modifications listed on the staff report in addition to a modification on the private street and the conditions listed on the staff report. In addition to adding the information on the common driveway easement to the specific lots for the common driveway and coordination with the postmaster on mail services prior to final improvement plans for the proposed single family and 105 townhouse lots within Westridge based on the findings and conclusion of the staff report and the testimony, exhibits and documentary evidence produced at the public meeting. Mr. Troutman seconded the motion that passed 5-1-0-1.

Planning Commission members	Aye	Nay	Abstain	Absent
Hicks-Chair	X			
Rensberger Vice-Chair				X
Davis-Secretary		X		
Tressler	X			
Sepe	X			
White	X			
Troutman	X			

Lunch break taken at 12:56 p.m. Meeting resumed 1:45 p.m.

8. SITE PLAN

DECISION

- a) *Westridge Townhomes* – The Applicant is requesting Site Development Plan approval to construct 105 townhomes on a +/-245.5-acre Site. Located on the south side of Gas House Pike and the west side of Linganore Road. Tax Map: 68, Parcel: 11, 14, 35; Zoned: Planned Unit Development (PUD); Planning Region: New Market. SP21-07 (AP# SP266374 APFO# A266375 FRO# F266383)
Cody Shaw, Principal Planner II

Staff Presentation: Cody Shaw

Questions, comments, and discussion by Planning Commission members followed the presentation.

Mr. Rensberger returned to the meeting at 1:55 p.m.

Applicant Presentation:

Jason Wiley, Oakdale Investments
Fran Zeller, Harris Smariga & Associates

Public Comment:

None

Decision: Mr. Davis moved that the Planning Commission approve the Westridge Townhomes Site Plan SP21-07, SP266374 with conditions as listed in the staff report,

to construct 105 Townhomes on a 245.5-acre Site, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting. Mr. Tressler seconded the motion that passed 6-0-1-0.

Planning Commission members	Aye	Nay	Abstain	Absent
Hicks-Chair	X			
Rensberger Vice-Chair			X	
Davis-Secretary	X			
Tressler	X			
Sepe	X			
White	X			
Troutman	X			

- b) *Westridge Sanitary Sewer Pump Station* – The Applicant is requesting Site Development Plan approval for the construction of a 400 sq ft pump station building and related infrastructure for the Westridge Subdivision located on a 0.33-acre Site. Located on the south side of Gas House Pike. Tax Map: 68, Parcel: 14; Zoned: Planned Unit Development (PUD); Planning Region: New Market. SP21-07 (AP# SP273326 APFO# A273447 FRO# F273448)
Cody Shaw, Principal Planner II

Staff Presentation: Cody Shaw

Questions, comments, and discussion by Planning Commission members followed the presentation.

Applicant Presentation:

Jason Wiley, Oakdale Investments
 Fran Zeller, Harris Smariga & Associates

Public Comment:

None

Decision: Mr. Rensberger moved that the Planning Commission approve Site Plan SP21-07, AP SP273326, with conditions as listed in the staff report for the proposed Site plan, based on the findings and conclusions of the staff report and the testimony, including landscape enhancements at Dolomite and Lot 45, exhibits, and documentary evidence produced at the public meeting. Ms. Sepe seconded the motions that passed 7-0-0-0.

Planning Commission members	Aye	Nay	Abstain	Absent
Hicks-Chair	X			
Rensberger Vice-Chair	X			
Davis-Secretary	X			
Tressler	X			
Sepe	X			
White	X			
Troutman	X			

9. CONTINUED DISCUSSION OF COMMITTEES:

DECISION

COMPOSITION & DELIVERABLES

Mr. Hicks provided a handout summarizing the main points he wanted to address and invited discussion and suggestions for improvement. Three committees were approved at the previous meeting including: Community Outreach and Engagement, Mixed-Use Development; and Transfer of Development Rights. He also put forward the idea of an executive committee, focused on issues related to Planning Commission procedures and operations. He also reminded all that whether it is a standing committee or a topical committee, any recommendation would have to come before the full Planning Commission. No committees will have more than three Planning Commission members. Ms. Brandt, Mr. Wilkins and Ms. Mitchell provided input and guidance. Members offered suggestions to Mr. Hicks.

Mr. Tressler left the meeting at 3:06 p.m.

All were in agreement with the committee structure. Mr. Troutman moved that the Planning Commission begin execution of them. Mr. White seconded the motion that passed 6-0-0-1.

Planning Commission members	Aye	Nay	Abstain	Absent
Hicks-Chair	X			
Rensberger Vice-Chair	X			
Davis-Secretary	X			
Tressler				X
Sepe	X			
White	X			
Troutman	X			

Mr. White thanked Mr. Hicks for his work in putting it all together, saying it was very helpful and will focus discussion really well.

Mr. Hicks declared the meeting adjourned at 3:10 p.m.


Craig Hicks, Chair

2/15/23
Date